



COLLEGE SQUARE

LONGWORTH, OX13 5ES

**PENNY &
SINCLAIR**

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A delightful period cottage with much charm and character throughout, providing a lovely home with south facing garden in the centre of this popular village.

Central village location • Period features • 4 bedrooms • South facing garden • Walking distance to village pub • Potential self-contained annexe • Car port with storage room •

DESCRIPTION

Superbly located in the heart of the village, this charming three bedroom cottage provides a lovely family home with an inviting and welcoming feel throughout. The cottage benefits from many period features, with a wonderful modern side extension creating further living space, perfect for guest accommodation or a fourth bedroom. Arranged over two floors, the accommodation comprises a kitchen/breakfast room with electric Aga, sitting room with a dual aspect and beautiful fireplace, second reception room with a mezzanine (ideal for an office space or bedroom area) and a bath/shower room on the ground floor. The first floor offers three bedrooms and a family bathroom.

Arranged at the front of the house, the pretty south facing garden is mainly laid to lawn with mature shrubs, roses, climbing plants and a paved seating area. A garden shed provides useful storage space. From the car port, with storage room off, a wrought iron gate opens to the garden.

The village has Gigaclear high speed fibre broadband.





SITUATION

Longworth is a pretty village set in beautiful countryside, 12 miles to the west of Oxford. It has an excellent primary school (last Ofsted report outstanding), village hall, c.12th century grade I listed church and a delightful pub in the Blue Boar. There are a number of local groups and societies, and the village is ideally placed to provide easy access to both Oxford and Swindon. Didcot mainline station connects with London Paddington (about 40 minutes), whilst the A40/M40 and M4 motorways are easily accessible.

SERVICES

Mains electricity, water and drainage, oil fired central heating.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and is offered with vacant possession on completion.

DISTRICT COUNCIL

Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB Tel: 01235 520202

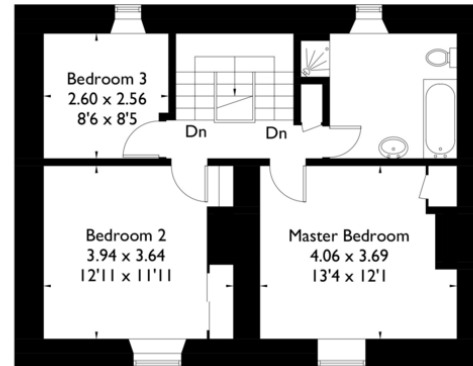
Council Tax Band 'E' amounting to £2,302 for the year 2019/20.

VIEWING ARRANGEMENTS

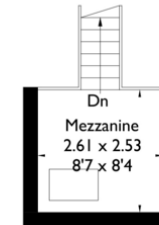
Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.



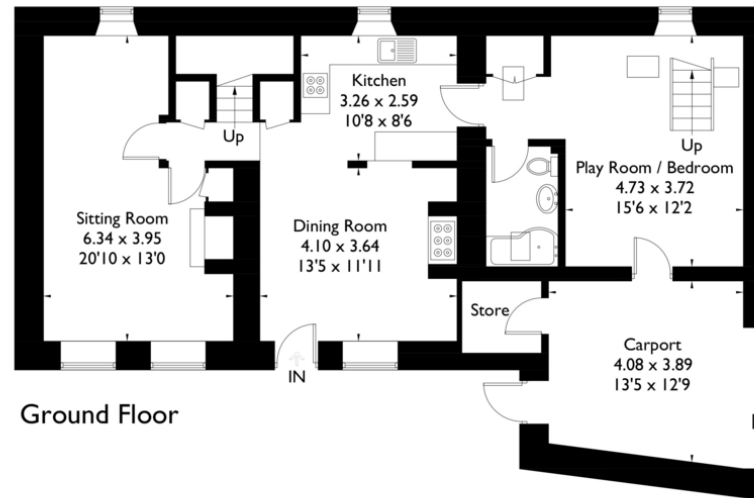
Approximate Gross Internal Area = 141.4 sq m / 1522 sq ft
Mezzanine = 7.9 sq m / 85 sq ft
Total = 149.3 sq m / 1607 sq ft
(Excluding Carport)



First Floor



Mezzanine



Ground Floor

Illustration for identification purposes only. Not to scale
Ref: 184478

**PENNY &
SINCLAIR**

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